

51-53 Sandwich Road, Ash, Kent

Reptile Survey Report

7th November 2022 / Ref No 2022/07/09

Client: Entran



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1 Introduction

1.1 Background to the Scheme

Following a 'Preliminary Ecological Appraisal'¹ which identified the risk of reptiles being present, KB Ecology Ltd was commissioned to undertake a reptile survey with regards to a proposed development at 51-53 Sandwich Road, Ash CT3 2BH Kent, in support of an "Outline planning permission with all matters reserved (except for access) for the demolition of existing buildings, including 51-53 Sandwich Road, and the erection of up to 52 new homes, including affordable, access from New Street and Sandwich Road, together with associated parking, open space, landscaping, drainage and associated infrastructure".

1.2 Survey Objectives

The purpose of the survey was to assess the likely impact of the scheme on reptiles, and to assist in demonstrating compliance with wildlife legislation and planning policy objectives.

The key objectives of this survey were to:

- Confirm the presence / likely absence of reptile species within suitable terrestrial habitat.
- Provide recommendations for necessary mitigation work.

1.3 Limitations

This report records the potential for fauna evident on the day of the site visit. It does not record any flora or fauna that may appear at other times of the year and, as such, were not evident at the time of visit.

The findings of this report represent the professional opinion of a qualified ecologist and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.

2 Methodology

Detailed reptile surveys were undertaken using artificial refuges, in accordance with best practice guidelines (Froglife, 1999). A total of 40 artificial cover objects were installed on 08th September 2022. They were then checked on seven separate occasions in September 2022.

Numbers of each reptile species were recorded, as well as the air temperature. Naturally occurring refuges were also checked for reptiles, and any additional incidental sightings were also recorded.

¹The reader is referred to the Preliminary Ecological Appraisal report by KB Ecology Ltd dated 28th September 2022 / Ref No 2022/07/09

Surveys were only undertaken during suitable weather, they were not carried out during wind or rain. They were undertaken by Steve Stanley, who has over ten years' experience in reptile survey and mitigation work.



3 Legislation

All British native reptiles are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (WCA). This legislation prohibits to:

- Intentionally or deliberately capture, kill or injure a common reptile species (which includes slow worms).
- Sell, barter, exchange, transport or offer for sale reptiles or any part of them.

The Abandonment of Animals Act 1960 (as amended) may also apply when translocation of reptiles are proposed as part of a mitigation strategy. As such, care must be taken to ensure that any receptor sites are suitable for the species in terms of habitat and carrying capacity in order that minimal stress and suffering is imposed upon the reptiles concerned.

4 Results

No reptiles were found on any of the seven surveys undertaken. Table 1 below gives the details of the survey.

Table 1: Results and weather conditions for each survey visit

Reptile Survey for Land at New Street, Ash, Canterbury, CT3 2BH

40 Refuges refuges installed on 8th September 2022

Survey	Date	Time	Average Air Temp. deg C:	Wind	Cloud cover, %	Other notes
1	15 Sep 2022	10:00	17	2	70	no animals
2	17 Sep 2022	10:30	16	1	30	no animals
3	19 Sep 2022	14:00	18	2	20	no animals
4	21 Sep 2022	10:00	14	1	50	no animals
5	25 Sep 2022	17:00	16	2	60	no animals
6	27 Sep 2022	9:00	12	1	30	no animals
7	29 Sep 2022	17:30	12	1	10	no animals

5 Recommendations

No reptiles have been found during the seven surveys, therefore reptiles are expected to be absent from the site and no mitigation measures are expected necessary for the species.